

CAP Basin Park – Project Narrative:

Background:

In the mid-1990's, the City of Scottsdale purchased a 120-acre site at the northeast corner of Bell & Hayden Roads for the purpose of providing parking during the Phoenix Open. The northern portion of the parcel was sold to a homebuilder in order to help pay off the debt. The remaining 71 (net) acres were retained as parking for special events. It was determined that this parcel would help meet the needs for athletic fields in Scottsdale. The "CAP Basin Lighted Sports Complex" was included in the September 2000 bond issue, which was passed by the voters. The site is located north and south of Princess Drive, along the east side of Hayden Road. A large detention basin has been constructed in the southeast corner of the site. It is tied to the TPC golf course with a storm drain outlet pipe that provides overflow flood storage capacity for the golf course.

The first neighborhood meeting was held on Aug. 17, 2000. Eleven soccer fields were shown. At the neighbors' request, these were reduced to 10 fields and shortened to 300 feet (from 360). This change was shown at a public meeting on Nov. 9, 2000. Staff also added a large open space (turf) play area north of Princess Dr, along with a playground, shade ramada and restroom building. Additionally, we added a loop path/trail system around the park. Neighbors questioned the capacity of the parking lots to handle large soccer tournaments. Additional parking was added, bringing the total to over 800 spaces.

From the start, staff envisioned a pedestrian grade-separated crossing tying together the park parcels north and south of Princess Drive. In recent months, this has been refined to a pedestrian bridge that is open and safe, situated at grade – with Princess Drive depressed. This allows for easy, safe and secure access for pedestrians. The bridge will also be designed for vehicular loading, so that it can be used for automobile parking access during special events such as the Phoenix Open.

Another neighborhood meeting was held on May 30, 2002 – with a more detailed concept plan. As a result of further neighborhood input, we moved the proposed basketball court to the south side of Princess Drive.

A Transportation Commission hearing was held on July 18, 2002 to determine the alignment of Princess Drive. This case was continued, based on neighborhood concerns regarding through traffic on Princess Dr. A joint study session of Transportation and Parks/Rec Commissions was held on August 18, 2002. At this time, a modified concept was shown for the intersection of Princess/Hayden – to restrict through traffic.

A joint meeting of Transportation and Parks/Rec Commission was held on Sep. 4, 2002. Three alternative roadway alignments (Princess Drive, east of Hayden) were presented. The Transportation Commission approved the roadway alignment as shown. Parks/Rec Commission approved the master plan for the park.

Design:

The design of the park had to be developed for two overlapping uses simultaneously. The primary use is for the Phoenix Open event parking, the other use is for public recreation. The high volume of required event parking limits the flexibility for public park design. The park features are laid out over the event parking grid pattern, and then the grid is disguised and softened with curvilinear walks and landscaping that do not interfere with the event parking.

The park design includes the following features:

- Princess Drive road re-alignment
 - 10 Soccer fields – (4 lighted fields in basin)
 - Lighted Parking Lots with 662 spaces paved, and 162 overflow spaces
 - Lighted basketball court
 - Playground w/ restroom, ramada and seating
 - Open turf play areas
 - Pedestrian bridge
 - Lighted concrete pathways throughout
 - DG pathway
 - Restroom / concession building
 - Maintenance building and yard
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- *Grading/drainage* – Offsite and onsite drainage has been considered and incorporated into the park layout. The parks grading is designed to reduce the impact of the Princess Dr. traffic, provide for fluid pedestrian circulation both north and south of Princess and vertically in and out of the basin. The basin slopes are stepped back to maximize event parking and also to help the park basin look as if it were intended for a sports venue rather than a square detention basin. The “aesthetic” grading is all incorporated with and accommodates the site drainage requirements.
 - *Landscaping* – Trees and shrubs are not very compatible with the event parking. There are some areas around the perimeter for shrubs, and trees can be located on the parking grid, but the interior needs to accommodate parking. But rather than just flat turf and granite, the design uses ornamental grasses that can be cut back to the ground and parked over during event parking, but will provide visual interest and enhance the park throughout the rest of the year. Perimeter landscape buffering will be utilized for the purpose of mitigating the impact of active recreation on adjacent residential neighbors.
 - *Traffic* – A traffic study has been conducted to evaluate the traffic circulation and impacts for the park as well as the Phoenix Open parking event.
 - *Turf* – The playing fields will be constructed using various depths of sand, aggregate base and drainage tile. The requirement for parking on the fields requires a much higher level of field development (compared to standard City

park), to accommodate parking and reduce maintenance/repair operations, so that safe playing conditions can be maintained.

- *Water* – The turf will be irrigated using a water source from the city water campus, which is a combination of CAP raw water and treated effluent pumped from the TPC golf course lake. Trees and shrubs will be irrigated with potable water from city mains.
- *Architecture* – There are two small buildings on this site; one park restroom on the north side of Princess Dr.; the other a park restroom/concession and maintenance building built into the slope of the basin. There are also five small picnic ramadas. The architectural design utilizes durable, low-maintenance materials compatible to the area; including concrete block, steel beams and supports, and metal seam roof. Colors will be subdued, blend with the desert and the surrounding vernacular. The general design includes green sandblasted columns supporting folded metal roof structures that hover over split face concrete masonry walls.
- *Lighting* - Area lighting will be provided at the jogging path & trail that surrounds the park. The City typically uses 16' high lights with full cut-off fixtures. Parking lots will also be lighted. Sport field lighting at the 4 fields in the basin will meet IES standards.
- *Public art* – will be incorporated into the design of the project and will be integral to the project. The art will contribute to the character and sense of the place. As such, it will reflect a heightened level of design, embrace the desert southwest identity and natural landscape features, and inspire the public to use the park and return to it.

